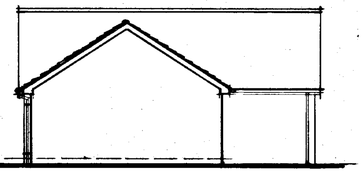
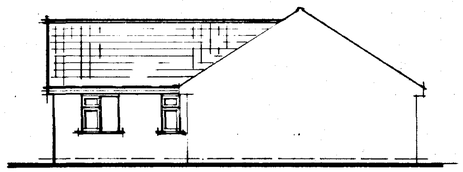
E L E V A T I O N S



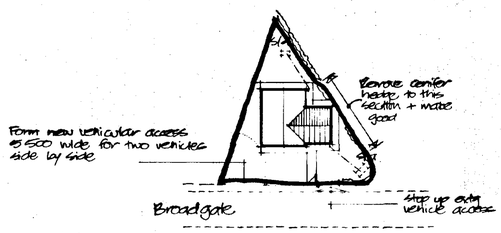
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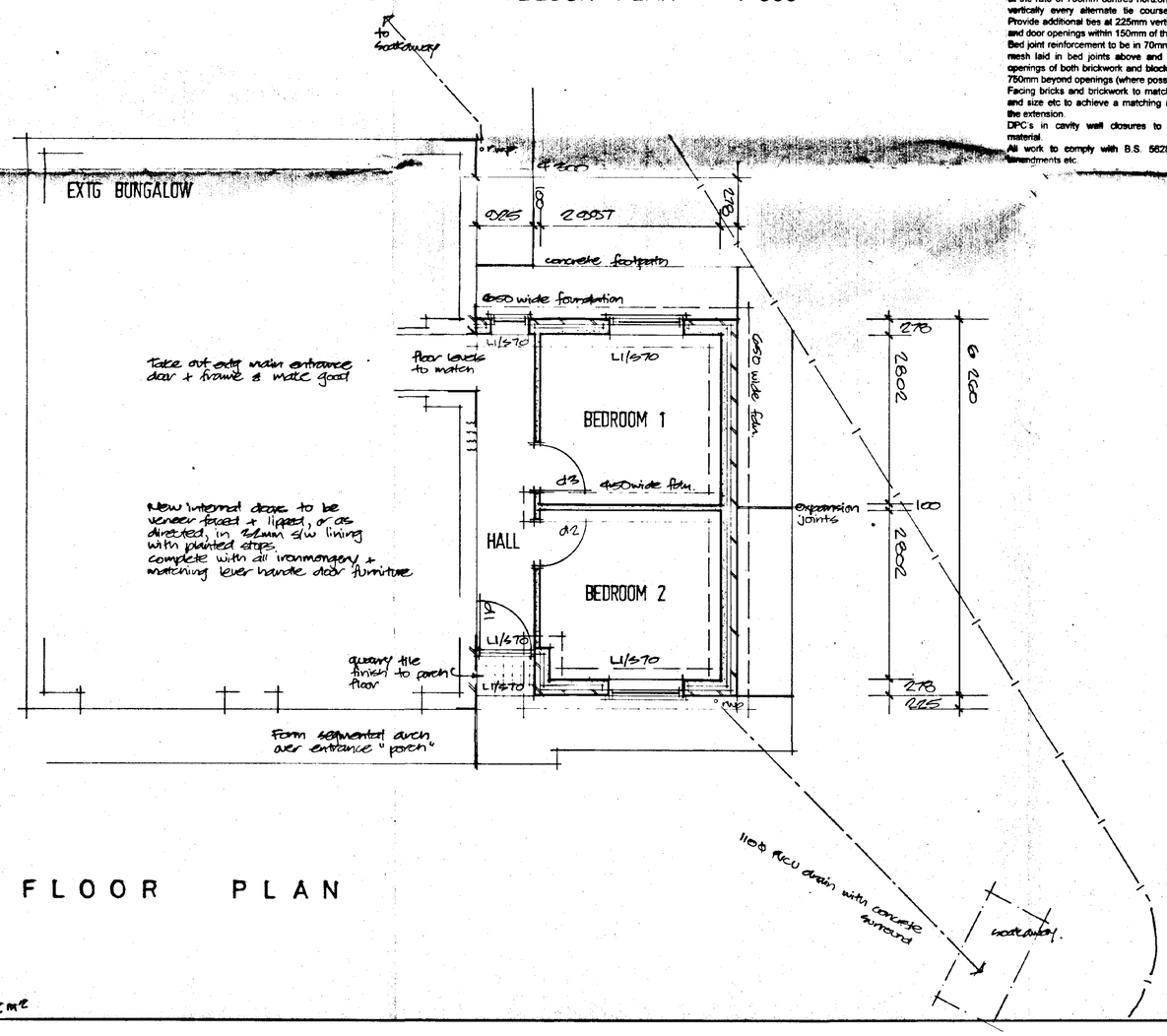
SIDE



REAR

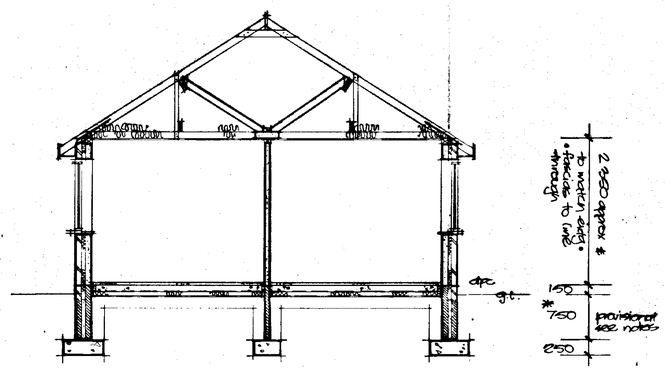


BLOCK PLAN 1 500



FLOOR PLAN

EXTENSION GFA 22.4 m²



SECTION

FOUNDATIONS
Foundations to be 600mm wide x 250mm deep under cavity walls and 450mm wide x 250mm deep under internal partitions, where shown. Concrete quality to be RC35. Foundation formation to be at no less than 750mm below ground level. Where clay subsoil conditions exist depth of foundation to be not less than 1000mm. Foundation formation level to be on a firm consistent strata and subject to the approval of the Local Authority Building Inspector and any on site requirements. Should adverse soil conditions, buried objects, wells, tanks, drains, former watercourses, large root formations, soft spots etc be encountered the works shall temporarily cease until a design solution is agreed with the Local Authority Building Control.
PROVISIONALLY: Where foundations are to be cast in close proximity of the conifer hedge, where it has been removed, the foundations shall be taken to an appropriately deeper formation level and reinforced and carried out in accordance with the NHBC "Building Near Trees" Guidance Notes. Where subsoil conditions show the presence of a shrinkable soil type - clay with a plasticity index over 10% appropriate precautions against ground heave shall be taken which may include a suspended ground floor construction.

SUB-STRUCTURE WALLING
Walls below ground to be in Type A dense aggregate concrete blocks in cement mortar 1-4. Hollow walls to be in 2no skins of 100mm thickness blocks with 75mm wide cavity. Skins to be tied together with stainless steel wall ties as described later. Fill cavity with lean mix concrete ST1 up to 225mm below the lowest dpc level. Bed on ZEDCORE polythene damp proof course material at 150mm above finished ground level, or as otherwise directed. Face brickwork below dpc and to one course below ground level to be in FL durability designation brick.

GROUND FLOOR CONSTRUCTION
Ground floor construction to be 50mm cement:sand screed 1:3 on 120mm thickness ST4 concrete, 125 micron polythene vapour check layer, 50mm JABLITE SD insulation with perimeter upstands, 300 micron polythene damp proof membrane linked with dpc in walls.
150mm minimum thickness clean stone hardcore graded 75mm down and blinded with fine granular material.
Finished floor level to match existing new to existing through opening. Where new non loadbearing partition to be constructed provide 1.2 metre wide strip of A193 mesh placed centrally under whole length of wall in concrete slab.

WALLS
External walls to be in cavity construction and comprising 103mm clay facing bricks to match existing, 75mm cavity with 75mm DRITHERM insulation batts, 100mm thickness HEMELITE 3.5N/mm² solid insulation blocks. Wall ties to be metal strip type in stainless steel to B.S. 1243:1978 (inc Amds) at the rate of 750mm centres horizontally and 450mm centres vertically every alternate tie course staggered by 375mm. Provide additional ties at 225mm vertical centres at all window and door openings within 150mm of the reveal face.
Bed joint reinforcement to be in 70mm wide stainless steel coil mesh laid in bed joints above and below window and door openings of both brickwork and blockwork leafs and extended 750mm beyond openings (where possible).
Facing bricks and brickwork to match existing in colour, type and size etc to achieve a matching appearance and finish to the extension.
DPC's in cavity wall closures to be DAMCOR insulated material.
All work to comply with B.S. 5628: Part 1: 1978 inc all amendments etc.

LINTELS
Lintels to be 1:2 cast in-situ or pre-cast concrete units to be formed in partitions where no direct point loading shall be Internal 64 type. All to be installed with minimum 150mm end bearings and strictly in accordance with the manufacturer's instructions.
Lintels to cavity walls to be complete with cavity trays over and drained with proprietary weep vents. Where lintel protected by eaves overhang immediately above cavity tray may be omitted.

WINDOWS AND DOORS
Windows and doors to be purpose made in white PVC-U to the style shown. Window frames to be complete with all weatherstripping, locking handles, trickle vents etc.
Trickle ventilators are to be provided and to give a total area of not less than 8,000mm² controllable ventilation per room.
Windows generally are to have opening casements as indicated and shall not be less than 5% of the floor area of the rooms which they serve.

WOOD TRIMS
Provide and fix as appropriate all standard section architraving, skirtings, window boards, cover moulds beading, curtain battens etc as required and to match existing.

GLAZING
Glazing to doors and where glazing is closer to floor level than 800mm shall be in safety glass to B.S. 6206: 1981. All glazing shall be sealed unit double pane type with 12mm gap.
All other glazing to be in accordance with B.S. 6262: 1982.

ROOF CONSTRUCTION
All roof timbers shall be pressure preservative treated using the double vacuum process by licensed and approved timber preservative processor. All timbers shall be no less than SC3 structural grade.
Provide and fix 100mm x 50mm rafters and ceiling joists at 400mm centres with 125mm x 30mm ridgeboard, 150mm x 50mm ceiling binders supported from purlins by 75mm x 50mm hangers at 1600mm centres. Ridgeties at 1600mm centres to coincide with hangers. Purlins to be 175mm x 50mm as shown with 100mm x 50mm struts at 1200mm centres down to 100mm x 50mm poleplate and blocking pieces fixed to ceiling joists over 100mm partiton wall as indicated. Purlin to be supported by strut using inverted joist hangers as mechanical connection.
Wallplates to be 100mm x 50mm bedded on top of blockwall 100mm x 25mm diagonal bracing fixed to underside of rafters as wind bracing.
Provide and fix 30mm x 5mm galvanised mild steel lateral restraint straps at rafter and ceiling joist level to connect gable wall to roof diaphragm, straps to be at 1200mm centres approx. Solid nog below straps and tight pack against walls.
Where new roof meets existing provide and fix 175mm x 38mm splay cut noggings to support new rafters to. Form valley boards in 12mm WBP sheathing plywood nogged as required for support and shaped tilting or angle fillets.

ROOF COVERING
Provide, lay and fix concrete roof tiles to match existing. Battens to be pressure treated softwood 50mm x 25mm at gauge centres on untearable slaters underlay, MONARFOL 250, or similar, with MONARFLEX EAVESGUARD. All work to be in accordance B.S. 5534 and the tile manufacturer's Specification and Technical Guidance Document. Valley lining to be in CODE 5 sheet lead properly laid, dressed and fixed.
Ensure whole roof is weathertight.

INSULATION TO ROOF VOID
Provide and lay to the whole of the new roof void area 2no layers of 100mm thickness glassfibre quilt insualtion totalling 200mm thickness. One layer to be between the ceiling joists and one layer to be laid air right angles to the first across the joists. Ensure a clear void is maintained above the insualtion for air circulation by using GLIDEVALE RV ROLL at the eaves.

CEILING
Provide and fix 12mm GYPROC DUPLEX plasterboard to ceiling. Nog out all perimeters and board joints to fully support the sheeting. Fill and tape the joints and ARTEX texture finish pattern to be determined by the client. Provide and fix GYPROC 127mm coving.

PLASTERING TO WALLS
Provide all for and apply plaster finish to all new and previously unplastered walls and where making good. Plaster to be in 9mm minimum thickness cement/lime/sand render backing and 3mm minimum THISTLE wall finish gypsum plaster.
Plastering is to conform to B.S. 5492: 1977.

FASCIAS AND BARGEBOARDS
Provide and fix treated wrot softwood nominal thickness 25mm as fascias and bargeboards with all necessary background support, framing, noggings and gable ladder etc.

SOFFITS AND ROOF VOID VENTILATION
Provide and fix 6mm exterior grade plywood soffits, with preformed ventilation slots to give minimum 10,000mm² free airflow per metre run. Ventilators to be complete with insect proof mesh screen or gauze.

HEATING INSTALLATION
Allow all necessary for and install to new extension appropriately sized Economy 7 Thermal Storage Radiators complete with all wiring, accessories and controls etc.

ELECTRICAL INSTALLATION
Provide all necessary for and extend existing electrical system to provide lighting and power to the new extension. Alter and adapt existing as necessary and all to be as required by the client. Allow for all making good as necessary.
All work shall comply with the latest edition of the I.E.E. Regulations and carried out by a NICEIC registered electrician.

RAINWATER GOODS
Provide and fix rainwater guttering and fittings, brackets, couplings, bends, stop ends etc to match existing.

SOAKAWAY
Form new soakaways as indicated. The new soakaways shall be constructed 1.2 metres square x 1.0metre deep and filled to within 300mm of the ground level with broken brick rubble, cover with geotextile membrane and backfill with topsoil. Soakaway to be sited not less than 5 metres from any building. New drainage shall be in 110mm diameter PVCU piping laid to fall 1:70 with a 50mm bed of sand/peagravel mixture, backfilling to be with selected granular material. Pipe to discharge to centre of soakaway.

DECORATION
All new surfaces and where disturbed by the works shall be decorated. Include for all surface preparation, making good, rubbing down, filling etc and apply decorative/protective coatings as appropriate in strict accordance with the coating manufacturer's instructions. Painting shall conform to B.S. 6150: 1982.

SCOPE OF THE WORKS
The Works shall comprise of all that is shown on the drawing and specification notation. Work that may not be specifically shown but may reasonably be inferred as being necessary to carry out the works shall be deemed to be included.

1. Builder to check all dimensions before work commences.
2. This drawing is the copyright of L A Building Design and shall not be copied or reproduced without written permission.

STANDARDS
All materials to be new unless otherwise stated and all components, products and materials etc to be used, fitted, installed etc in strict accordance with the manufacturer's instructions and relevant Code of Practice. Materials etc shall be appropriate to their use and fit for that purpose.
Materials etc shall conform with the appropriate British Standard Specification or BBA Certificate or European Code equivalent.
Workmanship shall be to high standard to that expected from experienced craft trained operatives.

HEALTH AND SAFETY
The Employer/Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health and Safety legislation for building sites and work places.

LIMITATIONS
1.
This drawing does not purport to be fully specified and the information contained within it is limited. It is solely for the purposes of gaining Building Regulations approval.

2.
The drawing must not be used as a contract document/ allow.

3.
All dimensions shall be taken from site and from the actual work. Under no circumstances shall measurements be scaled form the drawing for construction or ordering purposes.
All given dimensions shall be checked by the builder/contractor and will be his responsibility from commencement of site works.

4.
The Works will not be supervised or inspected on site by L. A. Building Design or any representative thereof. It is therefore the clients responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract etc.

5.
All details on the drawing including foundations are based on typical site conditions related to the district. No responsibility can be taken for abnormal conditions which may be discovered during the process of excavation and construction. Site soils investigation is recommended to establish specific ground conditions before foundation work is undertaken.

NOTE: It was observed and noted at the time of the survey that some cracking in the brickwork joints on both sides of the side entrance door was apparent and is hereby drawn to the clients attention prior to commencement of the extension works. It is recommended that the cracking is monitored and investigated further.

SOUTH HOLLAND DC
HOUSING & PLANNING
21 NOV 1997
Ref: 1235/97.

DETERMINED PLAN

L A BUILDING DESIGN
55 Hannam Boulevard
Spalding
Lincolnshire PE11 1LB
Tel: Spalding (0775) 711437

project
PROPOSED EXTENSION TO BUNGALOW
357 BROADGATE
WESTON HILLS
SPALDING

client
MR A SHORT

drawing
GENERAL ARRANGEMENT

date	scale(s)
NOV 97	1 50 1 100 1 500
job no	drg no
97/33	01

Admod A/B/024